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Votava Residence | 2214 Jasper Blvd | Sullivans Island . SC . 29482

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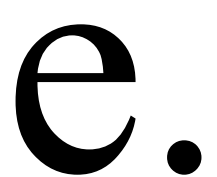
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SHEET LIST

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Zoning Analysis Set
Votava Residence . 2214 Jasper Blvd.



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Exterior Context Photos



2214 Jasper Blvd.



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Overall Exterior Photos



Exterior Window Photos

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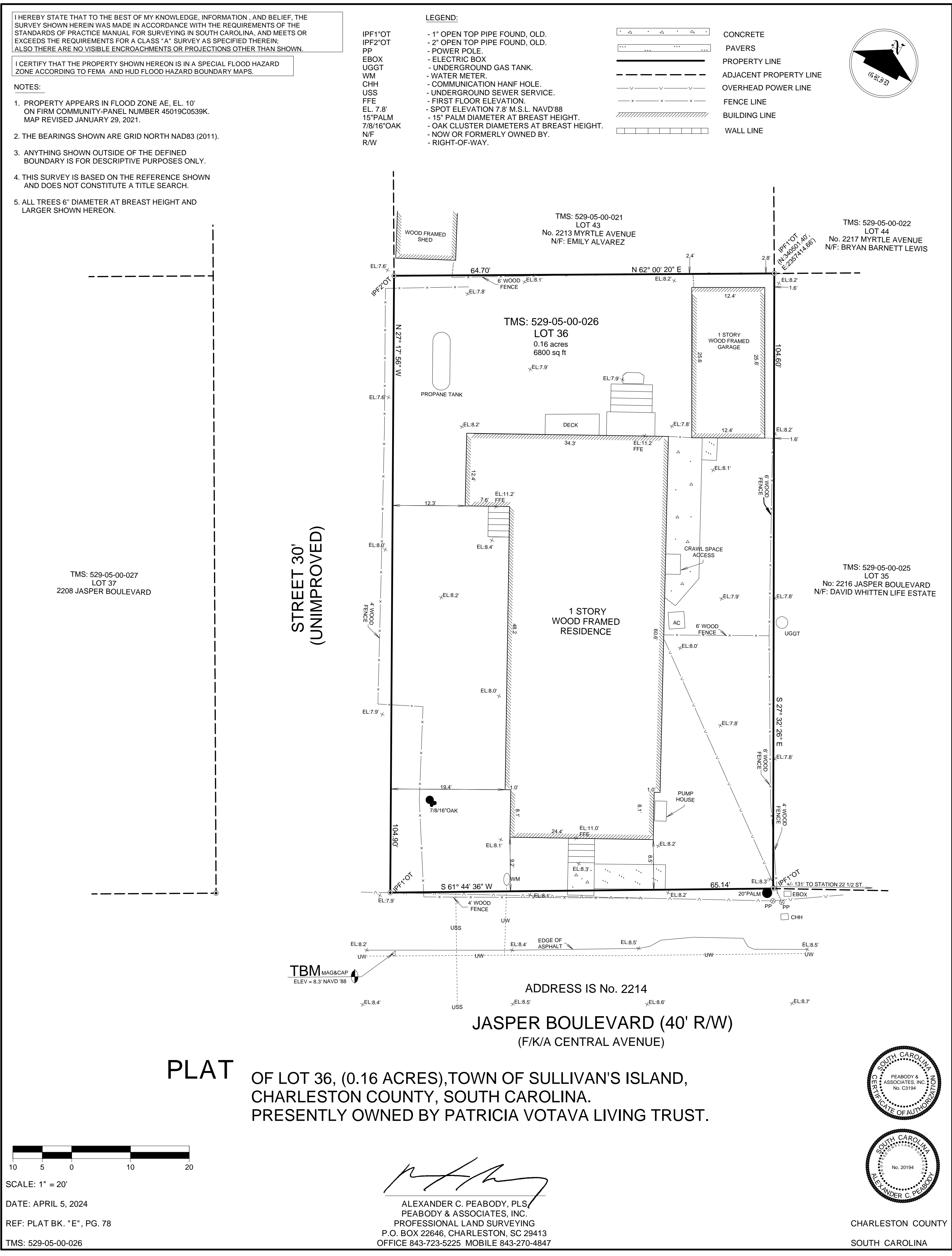
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Existing Exterior Photos
e. PH102

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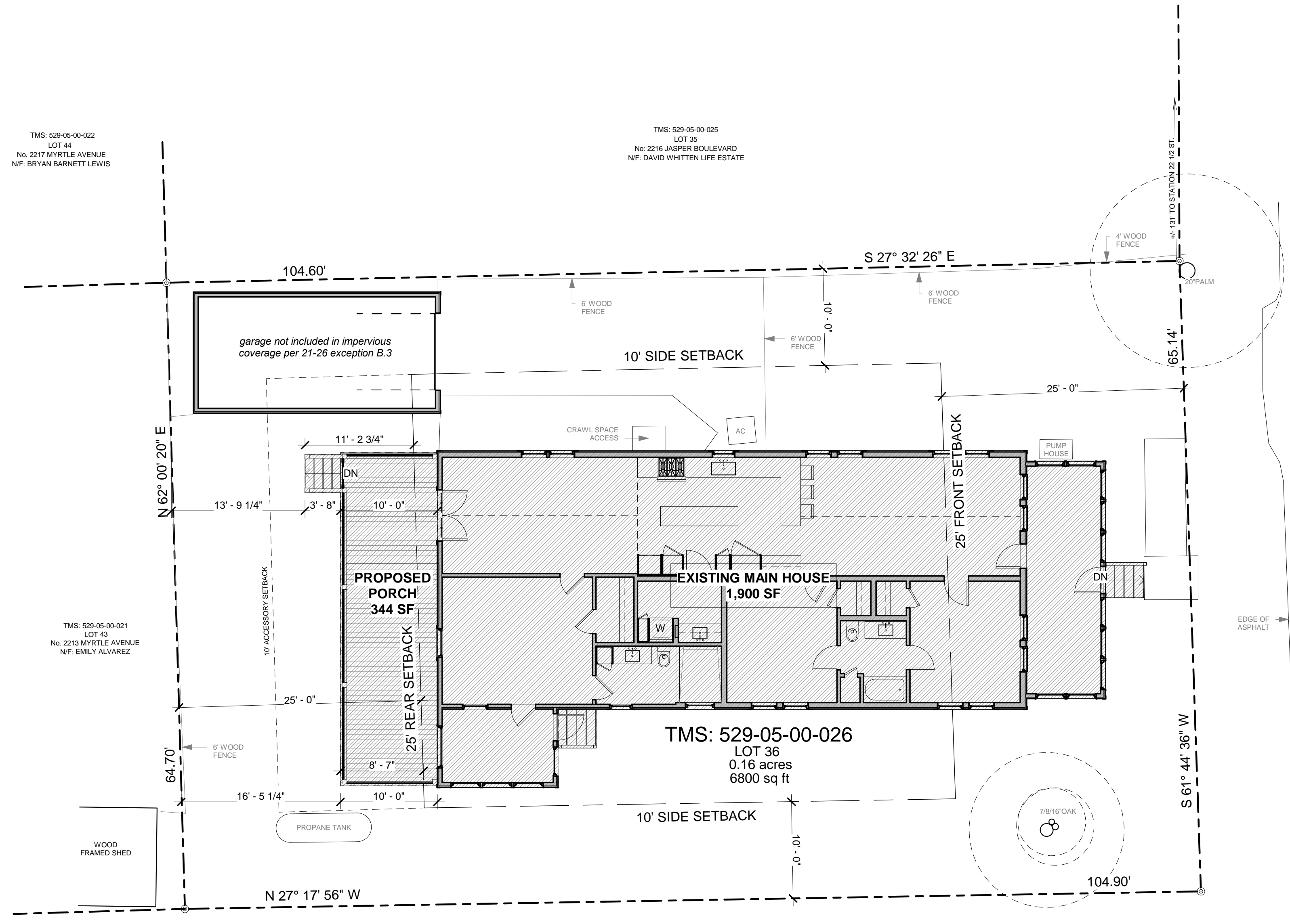


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Survey
 e. A001

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ADDRESS IS No. 2214
JASPER BOULEVARD (40' RW)
 (F/K/A CENTRAL AVENUE)

STREET 30'
 (UNIMPROVED)

1 A100 Site Plan . Proposed SCALE: 1/8" = 1'-0"

Lot Size: 6,800 SF

Principal Building Coverage
 Per Zoning (per section 21-25 (B.2) (Lot Size x 15%) + (15,000 - Lot Size * 5%))
Total allowable building coverage 1,430 SF

Existing Principal Building Coverage
Total existing building coverage 1,900 SF
 + historic house exemptions based on design

Proposed Principal Building Coverage
Total proposed building coverage NO CHANGE

Required Setbacks
FRONT (south) (per section 21-22 (B.1)) 25'
REAR (north) (per section 21-22 (E.1)) 25'
SIDE (east / west) (per section 21-22 (C.2a) | 10' minimum) 10'

Existing Setbacks
FRONT (south) (per section 21-22 (B.1)) 8'-3"
REAR (north) (per section 21-22 (E.1)) 18'-7"
SIDE (east / west) (per section 21-22 (C.2a) | 10' minimum) 17'-11" / 11'-10"

Proposed Setbacks
FRONT (south) (per section 21-22 (B.1)) NO CHANGE
REAR (north) (per section 21-22 (E.1)) 13'-9"
SIDE (east / west) (per section 21-22 (C.2a) | 10' minimum) NO CHANGE

Allowable Impervious Coverage
 Per Zoning (per section 21-26 (B.2) (Lot Size x 30%) + (15,000 - Lot Size * 5%))
Total allowable impervious coverage 2,450 SF
 + historic house exemptions based on design

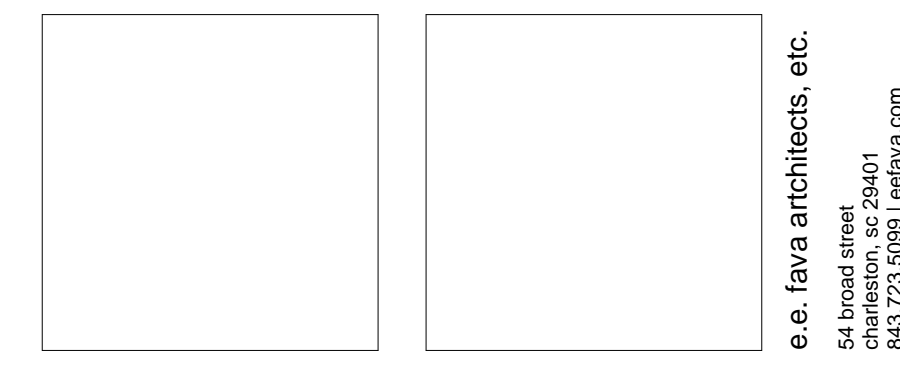
Existing Impervious Coverage
Total existing impervious coverage 1,936 SF
 house + stairs (garage not included per exemption)

Proposed Impervious Coverage
Total proposed impervious coverage 2,310 SF

Building Conditioned Area
 Per Zoning (per section 21-27 (B.2) ((Lot Size - 5000)/100)*10 + 2400)
Total allowable square footage 2,580 SF
 + historic house exemptions based on design

Existing Conditioned Area
Total existing square footage 1,900 SF

Proposed Conditioned Area
Total proposed square footage NO CHANGE



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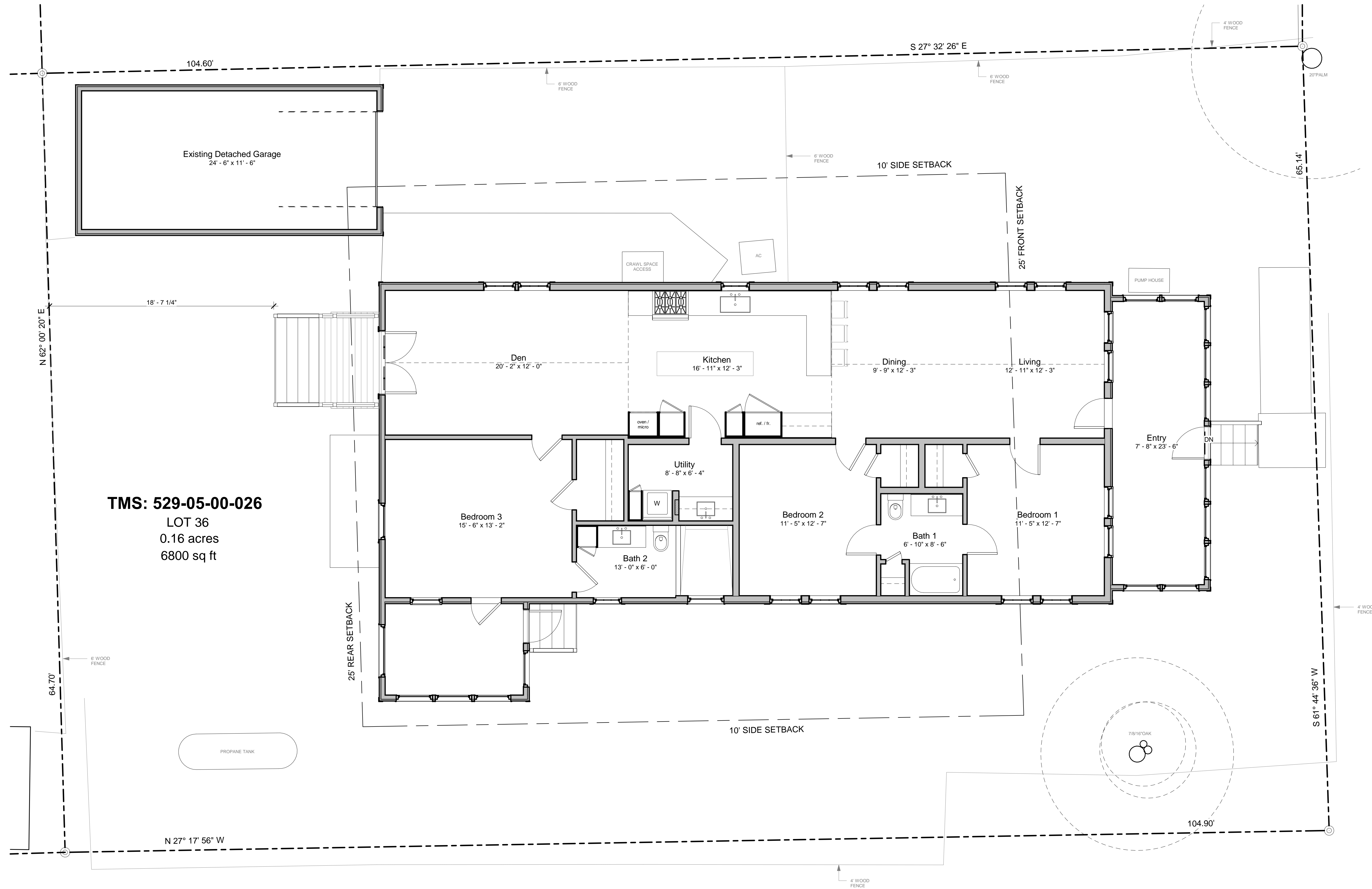
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Site Plan + Zoning Analysis
e. A100

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TMS: 529-05-00-026
 LOT 36
 0.16 acres
 6800 sq ft

General Notes

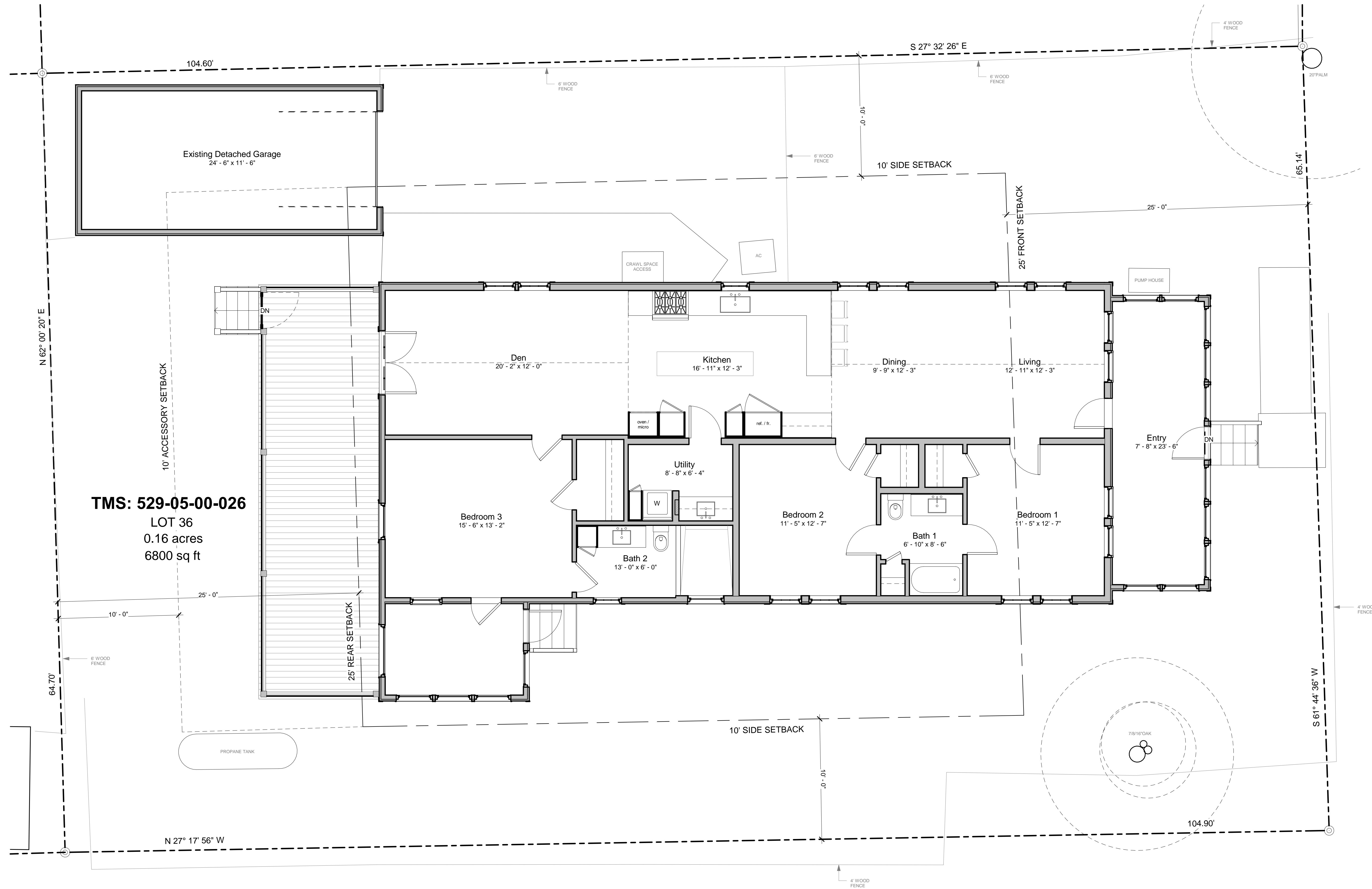
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- The building shall remain secure and weather tight at all times.
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1
 A101-E
First Floor Plan . Existing
 SCALE: 1/4" = 1'-0"

Revisions		
No.	Description	Date

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TMS: 529-05-00-026
 LOT 36
 0.16 acres
 6800 sq ft

1
 A101-P

First Floor Plan . Proposed

SCALE: 1/4" = 1'-0"

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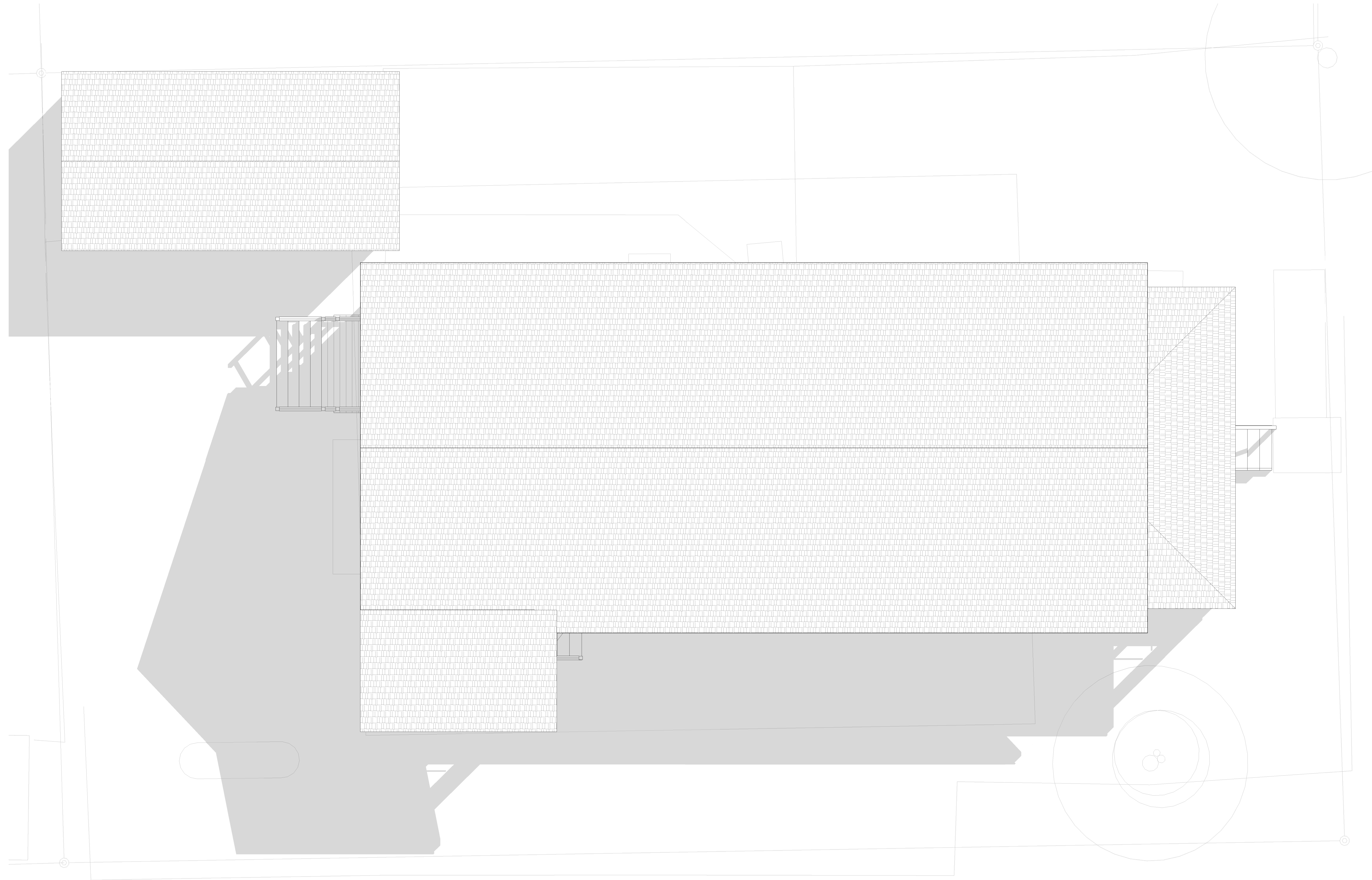
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First Floor Plan . Proposed
e. A101-P

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1
A102-E

Roof Plan
SCALE: 1/4" = 1'-0"

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Roof Plan . Existing
e. A102-E

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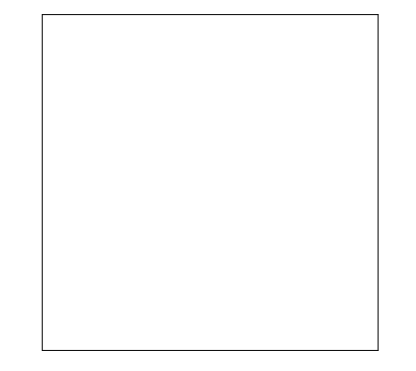
1
A102-P

Roof Plan . Proposed

SCALE: 1/4" = 1'-0"

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Roof Plan . Proposed
e. A102-P

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1 Existing Front Elevation . SOUTH
 A201 SCALE: 1/4" = 1'-0"



2 Proposed Front Elevation . SOUTH
 A201 SCALE: 1/4" = 1'-0"

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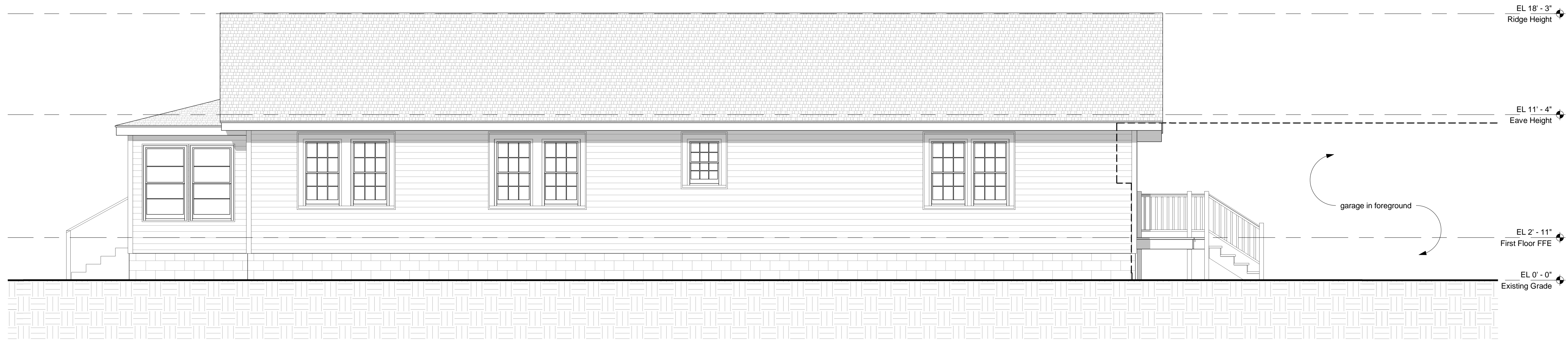
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Existing and Proposed Front Elevations . SOUTH
e. A201

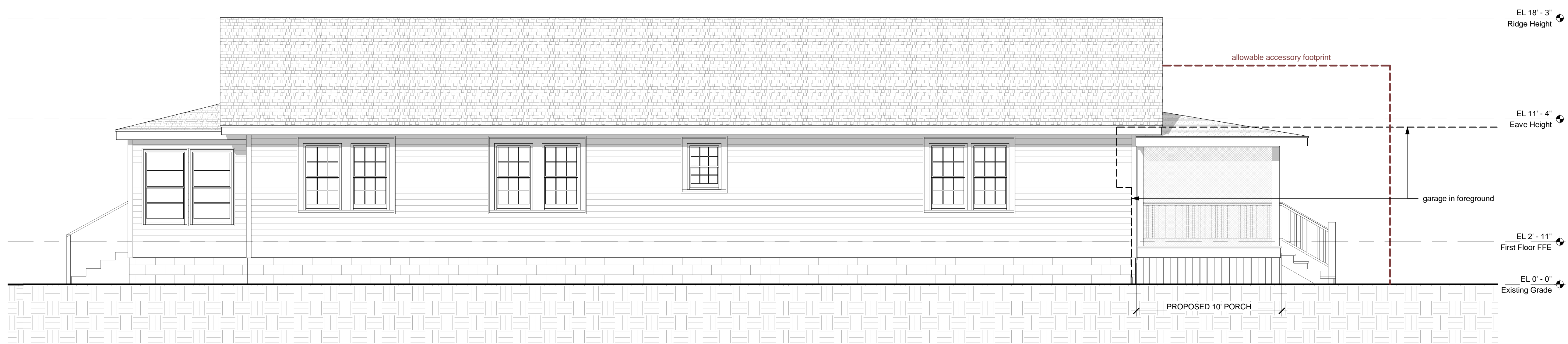
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1
A202 Existing Side Elevation . EAST
SCALE: 1/4" = 1'-0"



2
A202 Proposed Side Elevation . EAST
SCALE: 1/4" = 1'-0"

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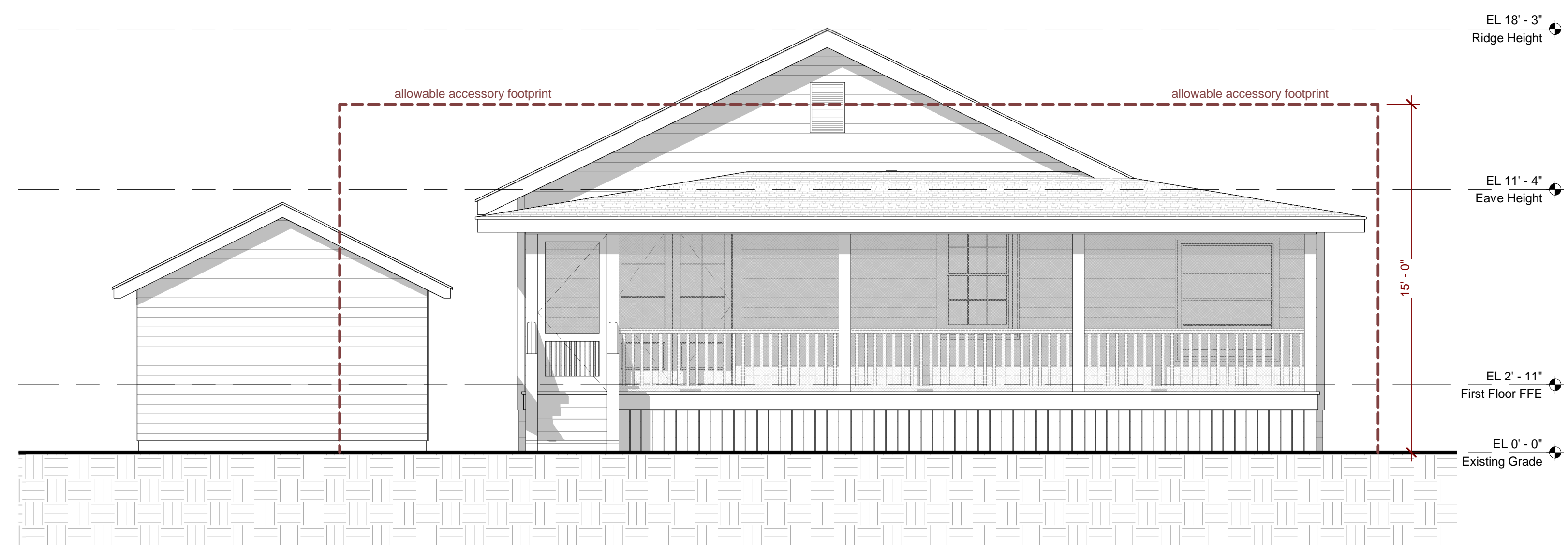
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Existing and Proposed Side Elevations . EAST
e. A202

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 Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on site investigations of accessible areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



1 Existing Rear Elevation . NORTH
 A203 SCALE: 1/4" = 1'-0"



2 Proposed Rear Elevation . NORTH
 A203 SCALE: 1/4" = 1'-0"

- General Notes**
- Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.
 - The building shall remain secure and weather tight at all times.
 - Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.
 - All demolition and construction shall be in accordance with current applicable building codes and local regulation, including, but not limited to, City of Charleston Board of Architectural Review and Building Inspection Departments.
 - Contractor shall notify Architects immediately of any problems/discrepancies due to unforeseen conditions revealed during sitework & construction.
 - Contractor shall notify Architect, Engineer and Owner immediately should demolition work reveal any additional 'hazmat' materials or substances that have not been previously removed. Architect waives all responsibility and liability for any work required, proposed, and/or completed with hazardous materials or substances.
 - The design adequacy & safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor.
 - All dimensions must be verified by contractor prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component sizes should be verified with Architect prior to purchase.
 - Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineer's/Consultant's approval. Contractor shall coordinate and verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.
 - Contractor shall secure verification & approval in writing from the Owner for any requested change orders prior to commencing work associated with a change order.
 - Contractor shall provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissible regulations and standards. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from other's failure to obtain/follow the Owner's / Engineer's / Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.



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Revisions		
No.	Description	Date

05.10.2024

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General Notes

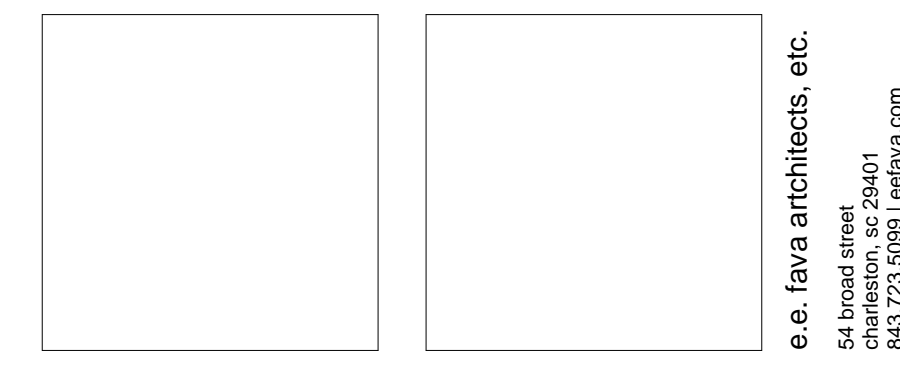
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1
A204 Existing Side Elevation . WEST
SCALE: 1/4" = 1'-0"



2
A204 Proposed Side Elevation . WEST
SCALE: 1/4" = 1'-0"



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 Charleston, SC 29401
 803.723.5099 | eefava.com

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Existing and Proposed Side Elevations . WEST
e. A204